



# CITY OF LOMA LINDA

*Community Development Department  
25541 Barton Road, Loma Linda, CA 92354  
(909) 799-2830; FAX (909) 799-2894*

## CITY COUNCIL NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Loma Linda **CITY COUNCIL** will hold a regularly scheduled hearing on **Tuesday, December 11, 2018 at 7:00 p.m.** in the Council Chambers at City Hall located at 25541 Barton Road, Loma Linda, California, on the item described below:

**PROJECT DESCRIPTION:** Ratification of Certificate of Appropriateness and approval of Precise Plan of Design No. *P18-106*, for the proposed architectural designs and configuration of the Citrus Trails community located at Mission Rd and California St within the Citrus Trails Master Plan area, Special Planning Area "D" Land Use Designation (Phase II Concept Area), and Planned Community Zone. Project includes the construction of 224 single-family residences, 2 public park facilities, an open-space paseo, 2 lettered lots for water quality basins, and various amenities associated with Tract Map 18990 and Planning Areas 2-6, 2-8, 2-12, 2-13, 2-14, 2-15, 2-16, 2-17. APNs: 0292-111-22, -50; 0292-122-14, -15, -16, -17, -20, -32.

**ENVIRONMENTAL DETERMINATION:** Project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15182, which states: "Where a public agency has prepared an EIR on a specific plan after January 1, 1980, no EIR or negative declaration need be prepared for a residential project undertaken pursuant to and in conformity to that specific plan if the project meets the requirements of this section." An Environmental Impact Report for the Citrus Trails Master Plan and Tract Map was adopted by City Council on September 12, 2017 (State Clearing House No. 2016111070). Mitigations and Conditions of Approval were adopted as part of the Citrus Trails project and will continue to apply to the proposed project. Reports prepared for the project reviewed the impacts associated with the construction of 224 dwelling units within the Tract. Staff has conducted a review of the project as currently designed in light of the previous environmental documents and determined that no new effects would result and no new mitigation measures would be required for the Precise Plan of Design submittal. Therefore, no further environmental review is necessary.

**APPLICANT:** Lennar Homes - Inland Empire/Brian King, Project Manger

**PROPERTY OWNER:** Lennar Homes - Inland Empire

**PRESENCE OF THE SITE ON LISTS UNDER SECTION 65962.5 OF THE GOVERNMENT CODE:** The project sites are not included on any lists compiled pursuant to section 65962.5 of the Government Code.

The Director requests your participation in evaluating the above-mentioned proposal and the public is welcome to speak at the meeting. For further information, please contact the Community Development Department at (909) 799-2830 from 7:00 a.m. to 5:30 p.m., Monday through Thursday.

BY ORDER OF THE COMMUNITY DEVELOPMENT DIRECTOR  
CITY OF LOMA LINDA

Date: November 26, 2018